SITE DATA

SITE DATA:
APN: 273-010196-00
ADDRESS: WALL STREET
SITE AREA: 11.8442 S.F., 2.54 ACRES
OWNER: WALL STREET HOLDINGS, LLC.

BUILDING DATA:
BUILDING AREA: 10,200 SQUARE FEET
BUILDING HEIGHT: 20'-0"
NUMBER OF STORIES: ONE

ZONING:
PROPOSED USE: RECEPTION HALL/ CONFERENCE CENTER
EXISTING ZONING: PCD03-60 - PLANNED COMMERCE DISTRICT WITH PERIMETER CENTER DEVELOPMENT TEXT (SUBAREA C)

ADJACENT ZONING:
NORTH: PCD03-60 - PLANNED COMMERCE DISTRICT (USE: OFFICE)
EAST: PCD03-60 - PLANNED COMMERCE DISTRICT (USE: OFFICE)
SOUTH: PCD03-60 - PLANNED COMMERCE DISTRICT (USE: VACANT)
WEST: PCD03-60 - PLANNED COMMERCE DISTRICT (USE: OFFICE)

REQUIRED BUILDING SETBACKS:
FRONT (WALL STREET): 50 FEET
SIDE (NORTH): 15 FEET
SIDE (SOUTH): 15 FEET
REAR (WEST): 15 FEET

REQUIRED PARKING/LANDSCAPE SETBACK:
FRONT (WALL STREET): 25 FEET
SIDE (NORTH): 15 FEET
SIDE (SOUTH): 15 FEET
REAR (WEST): 15 FEET

REQUIRED PARKING STALL SIZE: 9 FEET x 19 FEET
DRIVE AISLE WIDTH (1-WAY AND 2-WAY): 24 FEET

PARKING SPACES PROPOSED: 79 PARKING SPACES
+ 4 ACCESSIBLE PARKING STALL PER DIAG.
= 83 PARKING SPACES TOTAL

LOADING ZONE REQUIRED: NONE SPECIFIED

PATIO:
PATIO AREA: 2,727 S.F.
PATIO SURFACE: PAVER: INTERSTATE BRICK, BASKET WEAVE
BOLLARDS: SAFETY RED

BASIS OF INFORMATION

A. ALL EXISTING CONDITIONS, TOPOGRAPHY, UTILITIES, & EASEMENTS ARE ASTAKEN FROM DEVELOPER PLANS RECEIVED 03/27/2012.
AS PREPARED BY: KEVIN CARPENTER
CARPENTER NARTY TRANSPORTATION, INC.
7007 DISCOVERY BLVD.
DUBLIN, OH 43017
614.656.2402

PROJECT

NOAH'S
FOR ALL LIFE'S EVENTS™

SITE ADDRESS:
5505 WALL STREET
DUBLIN, OHIO
43017

PROJECT CONTACT:
KURT OVERMYER
214.872.4092 T
kurt.overmyer@guggenheimpartners.com

CIVIL ENGINEER

wd

7007 DISCOVERY BLVD
DUBLIN, OH 43017
614.634.7000 T

WDPARTNERS.COM

PROJECT CONTACT:
CHRIS WINKLE
614.634.7236 T
chris.winkle@wdpartners.com

DEVELOPMENT CONTACTS

ZONING:
CITY OF DUBLIN LAND USE AND LONG RANGE PLAN.
5800 SHIER RINGS ROAD
DUBLIN, OH 43016
JUSTIN GOODWIN
614.410.4677

SURVEYOR:
CARPENTER NARTY TRANSPORTATION, INC.
7007 DISCOVERY BLVD.
DUBLIN, OH 43017
KEVIN CARPENTER
614.656.2402

ELECTRIC:
AMERICAN ELECTRIC POWER
550 TECH CENTER DRIVE
GAHANNA, OH 43230
JEFF ANTHONY
614.223.6011

GEOTECHNICAL:
GILES ENGINEERING ASSOCIATES
N8 W22250 JOHNSON DR., STE A1
WAUKESHA, WI 53186
TERRY GILES
262.544.0110

TELEPHONE:
AT&T
150 EAST GAY STREET
COLUMBUS, OH 43215
RON HARRISON
614.223.8923

NATURAL GAS:
COLUMBIA GAS OF OHIO, INC.
1600 DUBLIN ROAD
COLUMBUS, OH 43215
NICOLE BOYER
614.260.5900

WATER:
CITY OF COLUMBUS DIVISION OF WATER
910 DUBLIN ROAD
COLUMBUS, OH 43215
DOUG WILSON
614.645.7330

BUILDING:
CITY OF DUBLIN BUILDING DEPARTMENT
5800 SHIER RINGS ROAD
DUBLIN, OH 43016
DAVE MARSHAL
614.410.4670

STORM WATER:
CITY OF DUBLIN ENGINEERING
5800 SHIER RINGS ROAD
DUBLIN, OH 43016
KRISTEN YORKO
614.410.4657

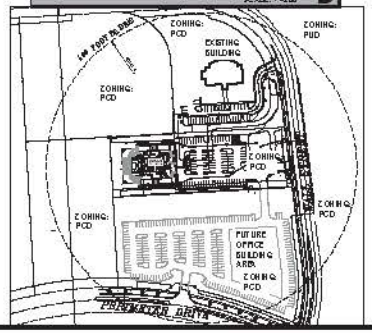
SANITARY SEWER:
CITY OF DUBLIN ENGINEERING
5800 SHIER RINGS ROAD
DUBLIN, OH 43016
KRISTEN YORKO
614.410.4657

FIRE:
CITY OF DUBLIN FIRE DEPARTMENT
4497 HARD ROAD
DUBLIN, OH 43016
-
614.652.3092

HEALTH:
FRANKLIN COUNTY BOARD OF HEALTH
280 EAST BROAD STREET
COLUMBUS, OH 43215
-
-

SITE MAP

SCALE: 1"=200'



CALL BEFORE YOU DIG!
OHIO LAW REQUIRES EXCAVATORS TO NOTIFY THE PROTECTION SERVICE AT LEAST TWO (2) BUSINESS DAYS BUT NOT OVER THAN TEN (10) CALENDAR DAYS PRIOR TO EXCAVATION
Ohio Utilities Protection Service
www.oupc.org
1-800-362-2764

SUBMITTAL	ISSUE DATES
PLANNING SUBMITTAL	9/13/13
REVISED PLANNING SUB.	10/28/13
REVISED PLANNING SUB.	11/14/13
REVISED PLANNING SUB.	12/19/13
-	-
-	-
-	-
-	-
-	-

REVISIONS	COMMENTS	BY
1	OWNER/CITY COMMENTS	JDS
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

DWG. NO. / REV. / DATE

DWG. NO.		REV.	DATE
1 OF 12	COVER SHEET AND INDEX	1	11/14/13
2 OF 12	ALTA SURVEY	1	10/28/13
3 OF 12	ALTA SURVEY	1	10/28/13
4 OF 12	DEVELOPMENT PLAN	1	11/14/13
5 OF 12	SITE GRADING & DRAINAGE PLAN	1	11/14/13
6 OF 12	SITE UTILITY PLAN	1	11/14/13
7 OF 12	LANDSCAPE PLAN	1	11/14/13
8 OF 12	PLAT OF SURVEY FOR WALL STREET HOLDINGS	1	10/28/13
9 OF 12	BUILDING ELEVATIONS - EAST	-	-
10 OF 12	BUILDING ELEVATIONS - SOUTH	-	-
11 OF 12	BUILDING ELEVATIONS - NORTH	-	-
12 OF 12	BUILDING ELEVATIONS - WEST	-	-

SITE VICINITY MAP

SCALE: 1"=1,000'

CITY OF DUBLIN APPROVALS

SIGNATURES BELOW SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSES AND GENERAL LOCATION OF THE PROJECT AND DOES NOT CONSTITUTE ASSURANCE TO OPERATE AS INTENDED. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER PREPARING THE PLANS.

APPROVED:

CITY ENGINEER, CITY OF DUBLIN, OHIO — DATE

* DIRECTOR OF LAND USE & LONG RANGE PLANNING, CITY OF DUBLIN, OHIO — DATE

* FOR COMMERCIAL PERMITS ONLY

SIGNATURES
APPLICANT
PLANNING AND ZONING COMMISSION SECRETARY, CITY OF DUBLIN, OHIO
DATE OF PLANNING AND ZONING COMMISSION AND CITY COUNCIL APPROVALS

V.E. PROJECT# UNDER
MYNOA0001

1
OF 12

DUBLIN, OHIO 43017
5505 WALL STREET
MY NOAH'S

ALTA SURVEY

WALL STREET HOLDINGS, LLC
5555 WALL STREET
DUBLIN, OHIO

PARCEL LEGAL DESCRIPTION

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN, BEING A PART OF VIRGINIA MILITARY SURVEY NO. 2542, AND FURTHER BEING ALL OF THAT 2.502 ACRE PARCEL CONVEYED TO WALL STREET HOLDINGS, LLC BY INSTRUMENT NO. 200803010041125, ALL OF THAT 4.855 ACRE TRACT CONVEYED TO WALL STREET HOLDINGS, LLC BY INSTRUMENT NO. 200105280142842, AND ALL OF THAT 2.874 ACRE TRACT CONVEYED TO WALL STREET HOLDINGS, LLC BY INSTRUMENT NO. 199811190293889, ALL REFERENCES BEING TO THE FRANKLIN COUNTY RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT A ¾" IRON PIPE FOUND AT THE NORTHWEST CORNER OF A 4.230 ACRE TRACT OF LAND CONVEYED TO PERIMETER A., LTD., BY INSTRUMENT NO. 199811190299745, SAID PIPE ALSO BEING IN THE NORTHEASTERLY RIGHT OF WAY LINE OF WALL STREET (A 60.00 FOOT WIDE PUBLIC ROADWAY), AS DEDICATED BY THE PLAT ENTITLED WALL STREET & EASEMENTS DEDICATION PLAT, RECORDED IN PLAT BOOK 82, PAGE 8;

THENCE ACROSS SAID WALL STREET SOUTH 82°45' 31" WEST A DISTANCE OF 60.00 FEET TO A ¾" IRON PIPE FOUND IN THE SOUTHWESTERLY LINE OF SAID WALL STREET, SAID PIPE ALSO BEING IN THE EASTERLY LINE OF SAID 4.855 ACRE TRACT, SAID PIPE ALSO BEING THE TRUE POINT OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID WALL STREET, ALSO BEING THE EASTERLY LINE OF SAID 4.855 ACRE TRACT, THE FOLLOWING THREE COURSES:

1) SOUTH 07°10' 22" EAST A DISTANCE OF 165.17 FEET TO A ¾" IRON PIPE FOUND;

2) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 470.00 FEET, AN ARC LENGTH OF 151.39 FEET, A CENTRAL ANGLE OF 18° 27' 15", A CHORD BEARING SOUTH 02° 07' 08" WEST, AND A CHORD DISTANCE OF 150.73 FEET TO A ¾" IRON PIPE FOUND;

3) SOUTH 11° 10' 08" WEST A DISTANCE OF 18.34 FEET TO A ¾" IRON PIPE FOUND;

4) SOUTH 81° 25' 14" WEST A DISTANCE OF 48.82 FEET TO AN ¾" IRON PIPE FOUND AT THE SOUTHEASTERLY CORNER OF SAID 4.855 ACRE TRACT, ALSO BEING IN THE NORTHERLY LINE OF PERIMETER DRIVE, AS RECORDED IN XXXX

THENCE ALONG THE SOUTHERLY LINE OF SAID 4.855 ACRE TRACT, ALSO BEING THE NORTHERLY LINE OF SAID PERIMETER DRIVE THE FOLLOWING SIX COURSES:

1) NORTH 88° 48' 55" WEST A DISTANCE OF 115.67 FEET TO A ¾" IRON PIPE FOUND;

2) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1265.00 FEET, A CENTRAL ANGLE OF 09° 31' 08", AN ARC LENGTH OF 165.15 FEET, A CHORD BEARING NORTH 72° 55' 08" WEST, AND A CHORD DISTANCE OF 165.50 FEET TO A ¾" IRON PIPE FOUND;

3) NORTH 29° 13' 44" WEST A DISTANCE OF 27.08 FEET TO A ¾" IRON PIPE FOUND;

4) NORTH 79° 28' 28" WEST A DISTANCE OF 80.18 FEET TO A ¾" IRON PIPE FOUND;

5) SOUTH 57° 54' 46" WEST A DISTANCE OF 41.29 FEET TO A ¾" IRON PIPE FOUND;

6) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1265.00 FEET, A CENTRAL ANGLE OF 07° 07' 14", AN ARC LENGTH OF 164.10 FEET, A CHORD BEARING NORTH 89° 46' 38" WEST, AND A CHORD DISTANCE OF 164.00 FEET TO A ¾" IRON PIPE FOUND AT THE SOUTHWESTERLY CORNER OF SAID 4.855 ACRE TRACT;

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE ALONG THE WESTERLY LINE OF SAID 4.855 ACRE TRACT, ALSO BEING THE EASTERLY LINE OF A 2.836 ACRE TRACT CONVEYED TO CHECKFREE CORPORATION BY INSTRUMENT NO. 199811060272229, NORTH 06° 12' 14" WEST A DISTANCE OF 314.18 FEET TO A ¾" IRON PIPE FOUND AT THE NORTHWESTERLY CORNER OF SAID 4.855 ACRE TRACT, SAID PIPE ALSO BEING THE SOUTHWESTERLY CORNER OF SAID 2.502 ACRE TRACT;

THENCE ALONG THE WESTERLY LINE OF SAID 2.502 ACRE TRACT, ALSO BEING THE EASTERLY LINE OF SAID 2.836 ACRE TRACT. NORTH 07° 12' 14" WEST A DISTANCE OF 166.07 FEET TO THE NORTHWESTERLY CORNER OF SAID 2.502 ACRE TRACT, ALSO BEING THE NORTHEASTERLY CORNER OF SAID 2.836 ACRE TRACT, SAID POINT ALSO BEING IN THE SOUTHERLY LINE OF A 4.269 ACRE TRACT CONVEYED TO CABIN IN THE WOODS, LLC BY INSTRUMENT NO. 200604140069757;

THENCE ALONG THE NORTHERLY LINE OF SAID 2.502 ACRE TRACT, ALSO BEING THE SOUTHERLY LINE OF SAID 4.269 ACRE TRACT, NORTH 89° 51' 57" EAST A DISTANCE OF 216.54 FEET TO A ¾" IRON PIPE FOUND AT THE SOUTHEASTERLY CORNER OF SAID 4.269 ACRE TRACT, SAID PIN ALSO BEING THE SOUTHWESTERLY CORNER OF SAID 2.874 ACRE TRACT;

THENCE ALONG THE WESTERLY LINE OF SAID 2.874 ACRE TRACT, ALSO BEING THE EASTERLY LINE OF SAID 4.269 ACRE TRACT, THE FOLLOWING TWO COURSES:

1) NORTH 03° 11' 10" WEST A DISTANCE OF 230.11 FEET TO A ¾" IRON PIPE FOUND;

2) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 90° 08' 27", AN ARC LENGTH OF 267.05 FEET, A CHORD BEARING NORTH 48° 11' 04" WEST, AND A CHORD DISTANCE OF 240.43 FEET TO A ¾" IRON PIPE FOUND AT THE NORTHWESTERLY CORNER OF SAID 2.874 ACRE TRACT, ALSO BEING THE NORTHEASTERLY CORNER OF SAID 4.269 ACRE TRACT, SAID PIN ALSO BEING IN THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WALL STREET, AS RECORDED IN INSTRUMENT NO. 199811190299889;

THENCE ALONG THE NORTHERLY LINE OF SAID 2.874 ACRE TRACT. ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WALL STREET THE FOLLOWING TWO COURSES:

1) NORTH 86° 49' 39" EAST A DISTANCE OF 343.49 FEET TO A ¾" IRON PIN FOUND;

2) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 79° 48' 03", AN ARC LENGTH OF 388.07 FEET, A CHORD BEARING SOUTH 48° 18' 53" EAST, AND A CHORD DISTANCE OF 381.88 FEET TO THE SOUTHEASTERLY CORNER OF SAID 2.874 ACRE TRACT. ALSO BEING THE NORTHEASTERLY CORNER OF SAID 2.502 ACE TRACT;

THENCE ALONG THE EASTERLY LINE OF SAID 2.502 ACRE TRACT, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF SAID WALL STREET, THE FOLLOWING TWO COURSES:

1) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 10° 15' 02", AN ARC LENGTH OF 48.30 FEET, A CHORD BEARING SOUTH 12° 17' 53" EAST, AND A CHORD DISTANCE OF 48.24 FEET TO A ¾" IRON PIPE FOUND;

2) SOUTH 07° 10' 22" EAST A DISTANCE OF 462.67 FEET TO THE TRUE PLACE OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED.

BASIS OF BEARINGS

THE BEARINGS CONTAINED HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83. CONTROL FOR THE BEARINGS WAS ESTABLISHED FROM FRANKLIN COUNTY SURVEY CONTROL MONUMENTS FRANK 72 AND 36, AS ESTABLISHED BY THE FRANKLIN COUNTY ENGINEER'S OFFICE. THE BEARING FROM FRANK 72 TO 36 IS NORTH 88° 10' 46" EAST. BEARINGS ARE SHOWN TO INDICATE ANGLES ONLY.

PARCEL AREA

443,790 SQ. FT. OR 10.188 ACRES

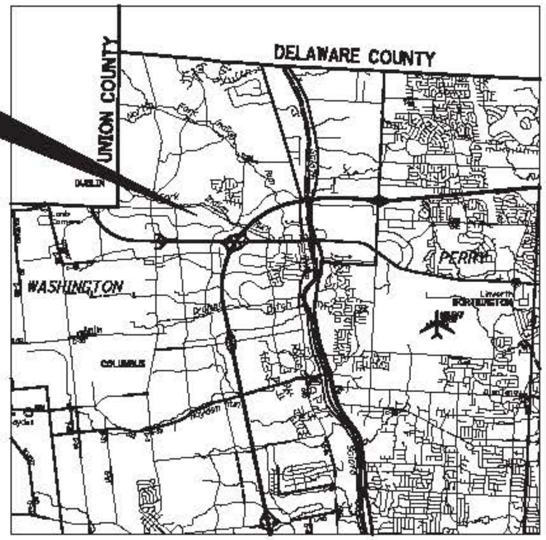
ENCROACHMENTS

THERE ARE NO APPARENT ENCROACHMENTS EVIDENT ON THE SUBJECT PROPERTY.

SITE VICINITY MAP

NOT TO SCALE

PROPOSED SITE



UTILITY CONTACTS

CABLE:
TIME WARNER CABLE
3760 INTERCHANGE DRIVE
COLUMBUS, OH 43204
(614) 481-5262

FIBER OPTIC:
COLUMBUS FIBERNET
1686 DUBLIN ROAD
COLUMBUS, OH 43215
(614) 274-8100

TELEPHONE:
AT&T - OHIO
111 N FOURTH ST., ROOM 502
COLUMBUS, OH 43215
(614) 223-7378

CITY UTILITIES:
DIVISION OF STREETS & UTILITIES
6555 SHIER RINGS ROAD
DUBLIN, OH 43016
(614) 410-4750

NATURAL GAS:
COLUMBIA GAS OF OHIO
3550 JOHNNY APPLESEED CT.
COLUMBUS, OH 43231
(614) 818-2107

SANITARY & WATER:
CITY OF COLUMBUS
DIV. OF SEWERAGE & DRAINAGE
1250 FAIRWOOD AVE.
COLUMBUS, OH 43206
(614) 645-6090

ELECTRIC:
AMERICAN ELECTRIC POWER
850 TECH CENTER DRIVE
GAHANNA, OH 43230
(614) 883-6802

FLOODPLAIN DATA

PROPERTY LIES WITHIN ZONE X. AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

THE AREA LIES WITHIN COMMUNITY PANEL NUMBER 39049C0139K, EFFECTIVE DATE JUNE 17, 2008.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO GUGGENHEIM RETAIL REAL ESTATE PARTNERS, INC., A DELAWARE CORPORATION, COMMONWEALTH LAND TITLE INSURANCE COMPANY, AND EACH OF THEIR RESPECTIVE SUCCESSORS AND ASSIGNS THAT:
(A) THIS SURVEY WAS PREPARED BY ME OR UNDER MY SUPERVISION,
(B) THE LEGAL DESCRIPTION OF THE PROPERTY AS SET FORTH HEREIN, AND THE LOCATION OF ALL IMPROVEMENTS, ENCROACHMENTS, FENCES, EASEMENTS, ROADWAYS, RIGHTS OF WAY AND SETBACK LINES WHICH ARE EITHER VISIBLE OR OF RECORD IN FRANKLIN COUNTY, OHIO (ACCORDING TO COMMITMENT FOR TITLE INSURANCE REFERENCE NUMBER 2013C0408, DATED SEPTEMBER 30, 2013 ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY), ARE ACCURATELY REFLECTED HEREON,
(C) THIS SURVEY ACCURATELY DEPICTS THE STATE OF FACTS AS THEY APPEAR ON THE GROUND,
(D) EXCEPT AS SHOWN HEREON, THERE ARE NO IMPROVEMENTS, ENCROACHMENTS, FENCES OR ROADWAYS ON ANY PORTION OF THE PROPERTY REFLECTED HEREON.
(E) THE PROPERTY SHOWN HEREON HAS ACCESS TO A PUBLICLY DEDICATED ROADWAY,
(F) ALL PUBLIC STREETS NECESSARY FOR ACCESS TO THE PROPERTY HAVE BEEN COMPLETED AND DEDICATED, AND THERE IS DIRECT ACCESS BETWEEN SUCH PUBLIC STREETS AND THE PROPERTY ALONG THE ENTIRE COMMON BOUNDARIES,
(G) THE PROPERTY IS ZONED PCD - PLANNED UNIT DEVELOPMENT,
(H) PROPERTY LIES WITHIN ZONE X. AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
(I) THE TITLE LINES AND LINE OF ACTUAL POSSESSION ARE THE SAME,
(J) ALL UTILITY SERVICES REQUIRED FOR THE OPERATION OF THE PROPERTY, EITHER ENTER THE PROPERTY THROUGH ADJOINING PUBLIC STREETS, OR THIS SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY UTILITIES WHICH PASS THROUGH OR ARE LOCATED ON ADJOINING PRIVATE LAND,
(K) THIS SURVEY SHOWS THE LOCATION AND DIRECTION OF ALL STORM DRAINAGE SYSTEMS FOR THE COLLECTION AND DISPOSAL OF ALL SURFACE DRAINAGE, AND
(L) THE PROPERTY SURVEYED CONTAINS 10.188 ACRES. ANY DISCHARGE INTO STREAMS, RIVERS, OR OTHER CONVEYANCE SYSTEMS IS SHOWN ON THE SURVEY.

THE SURVEY MEASUREMENTS FOR THIS SURVEY WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION ("ALTA") AND THE AMERICAN CONGRESS ON SURVEYING AND MAPPING ("ACSM"), AS MOST RECENTLY REVISED OR AMENDED AND MEETS THE ACCURACY REQUIREMENTS, AS DEFINED THEREIN AND INCLUDES ITEMS 1-19, INCLUSIVE, IN TABLE A THEREOF.

DATE: OCTOBER 18, 2013

KEVIN P. CARPENTER P.E. 8124
CARPENTER MARTY TRANSPORTATION
7007 DISCOVERY BOULEVARD
DUBLIN, OHIO 43017
T (614) 656-2424

ZONING INFORMATION

THE PROPERTY IS ZONED PCD: PLANNED UNIT DEVELOPMENT

SETBACKS (PER CODE)

BUILDING	EQUAL TO THE WIDTH OF THE EXISTING R/W (AT LEAST 30')
PARKING	PERMITTED TO EXTEND INTO BUILDING SETBACK NOT MORE THAN A DISTANCE EQUAL TO 40% OF THE REQUIRED BUILDING SETBACK DISTANCE (15' MINIMUM)

SURVEY SYMBOL LEGEND

	AERIAL TARGET/ HORIZ. CONTROL		1 POST SIGN		SITE LIGHT POLE		TELECOMMUNICATION POLE
	AERIAL TARGET/ VERTICAL CONTROL		1 POST SIGN (BACK TO BACK)		ROADWAY LIGHT POLE		TELECOMMUNICATION VAULT
	BENCHMARK FOUND		2 POST SIGN		MAIL BOX		TELECOMMUNICATION /LIGHT POLE
	BENCHMARK SET		2 POST SIGN (BACK TO BACK)		MONITORING WELL		TELECOMMUNICATION LIGHT/POWER POLE
	CONCRETE MONUMENT FOUND		BARBEQUE GRILL		NEWSPAPER BOX		TELECOMMUNICATION /POWER POLE
	DRILL HOLE FOUND		BUSH/SHRUB		OIL TANK		TELEPHONE (PAY)
	DRILL HOLE SET		CATCH BASIN, ROUND		OIL WELL		TELEPHONE BOOTH
	GOVERNMENT DISK FOUND		CATCH BASIN, SQUARE		PARKING METER		TELEPHONE PEDESTAL
	IRON PIN FOUND (NO I.D. CAP)		CURB INLET		POST/BOLLARD		IRRIGATION VALVE
	IRON PIN FOUND W/ I.D. CAP		ELECTRIC BOX		POWER LINE MARKER		TRAFFIC PULL-BOX
	IRON PIN SET W/ I.D. CAP		ELECTRIC JUNCTION/PULL BOX		POWER POLE		TRAFFIC SIGNAL STRAIN/SUPPORT POLE
	IRON PIPE FOUND		ELECTRIC MANHOLE		POWER/LIGHT POLE		TREE, DECIDUOUS
	IRON PIPE SET		ELECTRIC METER		RAILROAD CROSSING		TREE, EVERGREEN
	MAGNETIC NAIL FOUND		ELECTRIC VAULT		RAILROAD GATE		TREE, STUMP
	MAGNETIC NAIL SET		FIRE HYDRANT		RAILROAD SIGNAL		UNKNOWN MANHOLE
	MINE SPIKE FOUND		FLAG POLE		SANITARY LINE MARKER		UNKNOWN OBJECT
	MINE SPIKE SET		FLOOR/YARD DRAIN		SANITARY LINE VENT		UNKNOWN POLE
	MONUMENT BOX FOUND		GAS LINE MARKER		SANITARY MANHOLE		UNKNOWN VALVE
	P. K. NAIL FOUND		GAS LINE VENT		SANITARY VALVE/ CLEANOUT		UNKNOWN WELL
	RAILROAD SPIKE FOUND		GAS MANHOLE		STORM CLEANOUT		WATER GATE VALVE
	RAILROAD SPIKE SET		GAS METER		SEPTIC TANK		WATER LINE VENT
	SECTION CORNER		GAS VALVE		SIGN LUMINAIRE		WATER MANHOLE
	SECTION HALF		GAS WELL		SOIL BORING		WATER METER
	STONE FOUND		GASOLINE PUMP		STORM MANHOLE		WATER SERVICE STOP
	TACKED HUB FOUND		GUYWIRE ANCHOR		TELECOMMUNICATION LINE MARKER		IRRIGATION CONTROL VALVE
	TACKED HUB SET		LANDSCAPE ROCK		TELECOMMUNICATION MANHOLE		YARD/LANDSCAPE LIGHT

NOTE: NOT ALL SYMBOLS MAY BE USED ON THIS SURVEY

CM transportation
7007 DISCOVERY BLVD
DUBLIN, OH 43017
614.656.2424 T
CMTRAN.COM

REVISIONS

NOAH'S
FOR ALL LIFE'S EVENTS

DESIGNED BY - AWM
DRAWN BY - AWM
CHECKED BY - KPC

CM PROJECT NUMBER
CMNP0042

GENERAL NOTES

A. THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THIS PLAT ARE AS OBTAINED FROM FIELD OBSERVATION, OWNER MARKING, AND OWNER PROVIDED PLANS.

B. NO OTHER ITEM IN COMMITMENT NUMBER 2013009408 AFFECTS THE SURVEY SHOWN HEREON.

C. DIRECTIONS AND DISTANCES SHOWN ON THIS SURVEY BASED ON AN ADJUSTED TRAVERSE.

D. THE PROPERTY SHOWN HEREON IS THE SAME AS THAT SHOWN IN COMMITMENT NUMBER 2013009408.

E. CERTIFICATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

F. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED A PART OF THIS SURVEY.

G. ELEVATIONS ALONG CURBS ARE BOTTOM OF CURB, UNLESS NOTED OTHERWISE.

BENCHMARK DATA

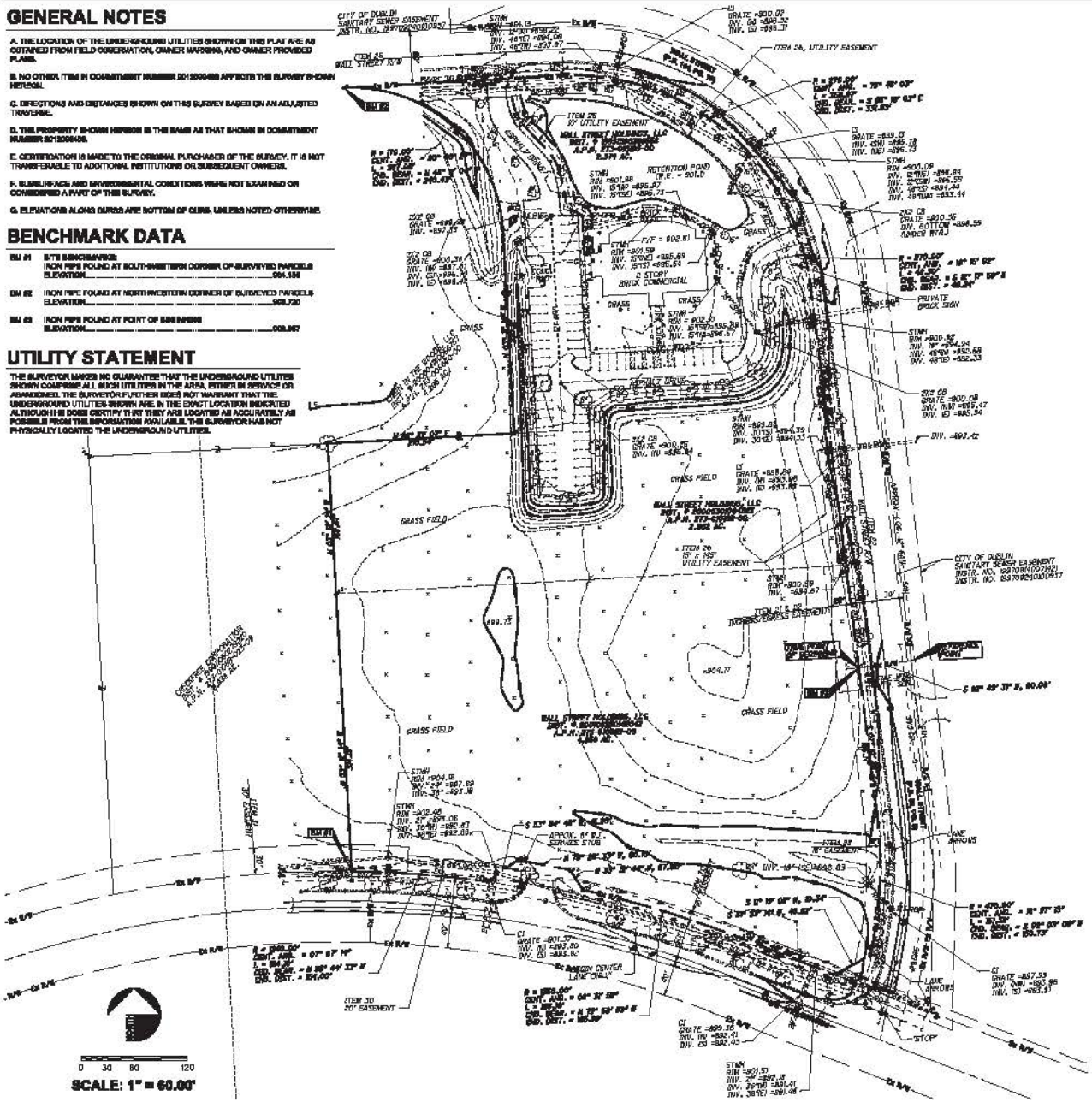
BM #1 SITE BENCHMARK:
IRON PIPE FOUND AT SOUTHWESTERN CORNER OF SURVEYED PARCELS
ELEVATION 904.184

BM #2 IRON PIPE FOUND AT NORTHWESTERN CORNER OF SURVEYED PARCELS
ELEVATION 903.720

BM #3 IRON PIPE FOUND AT POINT OF BEGINNING
ELEVATION 903.867

UTILITY STATEMENT

THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE, IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



EASEMENTS

SCHEDULE "B" ITEM	GRANTEE	DESCRIPTION	RECORDED IN	ENCUMBRANCE
17	UNKNOWN	UNRECORDED STORM SEWER EASEMENT	SURVEY DATED 10/29/1999	NO INFORMATION PROVIDED FOR REVIEW
18a	OLDE POSTE PROPERTIES	DECLARATION OF RESTRICTIONS	O.R.V. 13363, PG. A-01	BUILDING & CONSTR. RESTRICTIONS; SUBDIVISION RULES
18b	OLDE POSTE PROPERTIES	WARRANTY DEED	O.R.V. 13478, PG. 5-18	SAME AS ITEM 18a ABOVE
18c	OLDE POSTE PROPERTIES, RUSCILLI CONSTR. & METATEC CORP.	FIRST AMENDMENT TO DECLARATION OF RESTRICTIONS	INSTR. NO. 199709140071418	MODIFIES RESTRICTIONS DEFINED IN O.R.V. 13363, PG. G-06 & O.R.V. 13363, PG. A-01
18d	OLDE POSTE PROPERTIES, & RUSCILLI CONSTR. CO., INC.	SECOND AMENDMENT TO DECLARATION OF RESTRICTIONS	INSTR. NO. 200009221[illegible]	MODIFIES RESTRICTIONS DEFINED IN O.R.V. 13363, PG. A01 AND INSTR. NO. 199709140071418
19	WALL STREET HOLDINGS, LLC	INGRESS/EGRESS EASEMENT	INSTR. NO. 199911119[illegible]	D.N.A. - WALL STREET HOLDINGS, LLC NOW OWNS EASEMENT AREA
20	THE CITY OF DUBLIN	DONATION AND DEDICATION	INSTR. NO. 199911119[illegible]	WALL STREET RIGHT-OF-WAY
21	WALL STREET HOLDINGS, LLC	TEMPORARY INGRESS/EGRESS EASEMENT	INSTR. NO. 199911119[illegible]	D.N.A. - WALL STREET NOW FUNCTIONALLY DEDICATED ROADWAY
22	R.C. OLMSTEAD, INC.	INGRESS/EGRESS EASEMENT	INSTR. NO. 199911119259960	D.N.A. - WALL STREET HOLDINGS, LLC NOW OWNS EASEMENT AREA
23a	OLDE POSTE PROPERTIES	WARRANTY DEED	O.R.V. 13362, PG. G-03	ORIGINAL 115 ACRES
23b	OLDE POSTE PROPERTIES, RUSCILLI CONSTR., & METATEC CORP.	FIRST AMENDMENT TO DECLARATION OF RESTRICTIONS	INSTR. NO. 199709140071418	MODIFIES RESTRICTIONS DEFINED IN O.R.V. 13363, PG. G-06 & O.R.V. 13363, PG. A-01
24	WALL STREET HOLDINGS, LLC	LIMITED WARRANTY DEED	INSTR. NO. 2001[illegible]42942	TRANSFER OF 4.969 ACRE TRACT
25	COLUMBUS SOUTHERN POWER	EASEMENT & RIGHT-OF-WAY	INSTR. NO. 200001017021019	AS SHOWN ON SURVEY 15' ELECTRIC EASEMENT
26	THE CITY OF DUBLIN	WALL STREET & EASEMENT DEDICATION	P.B. 134, PG. 10	AS SHOWN ON SURVEY
27	STERLING INVESTMENTS OF OHIO, INC.	MEMORANDUM OF OPTION TO PURCHASE REAL ESTATE	INSTR. NO. 201012170171782	OPTION TO PURCHASE 2.374 AC. & 2.602 AC TRACTS UNTIL 9/1/2017
28	THE CITY OF DUBLIN	WALL STREET & EASEMENT DEDICATION	P.B. 62, PG. 8	AS SHOWN ON SURVEY
29	THE CITY OF DUBLIN	DEDICATION OF VENTURE DRIVE	P.B. 66, PG. 45	D.N.A. - EASEMENTS SOUTH OF PERIMETER
30	THE CITY OF DUBLIN	PERIMETER DRIVE & EASEMENT DEDICATION	P.B. 68, PG. 51	AS SHOWN ON SURVEY
31	THE CITY OF DUBLIN	DEDICATION OF DISCOVERY BLVD., PERIMETER DR., WALL STREET & EASEMENTS	P.B. 72, PG. 70	EASEMENTS AS SHOWN ON SURVEY
32	WALL STREET HOLDINGS, LLC	USE RESTRICTION	INSTR. NO. 2001[illegible]42942	D.N.A. - RESTRICTION EXPIRED ON 8/29/2003

TITLE COMMITMENT NUMBER 2013009408

CM transportation

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DUBLIN, OH 43017
614.556.2424 T

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REVISIONS

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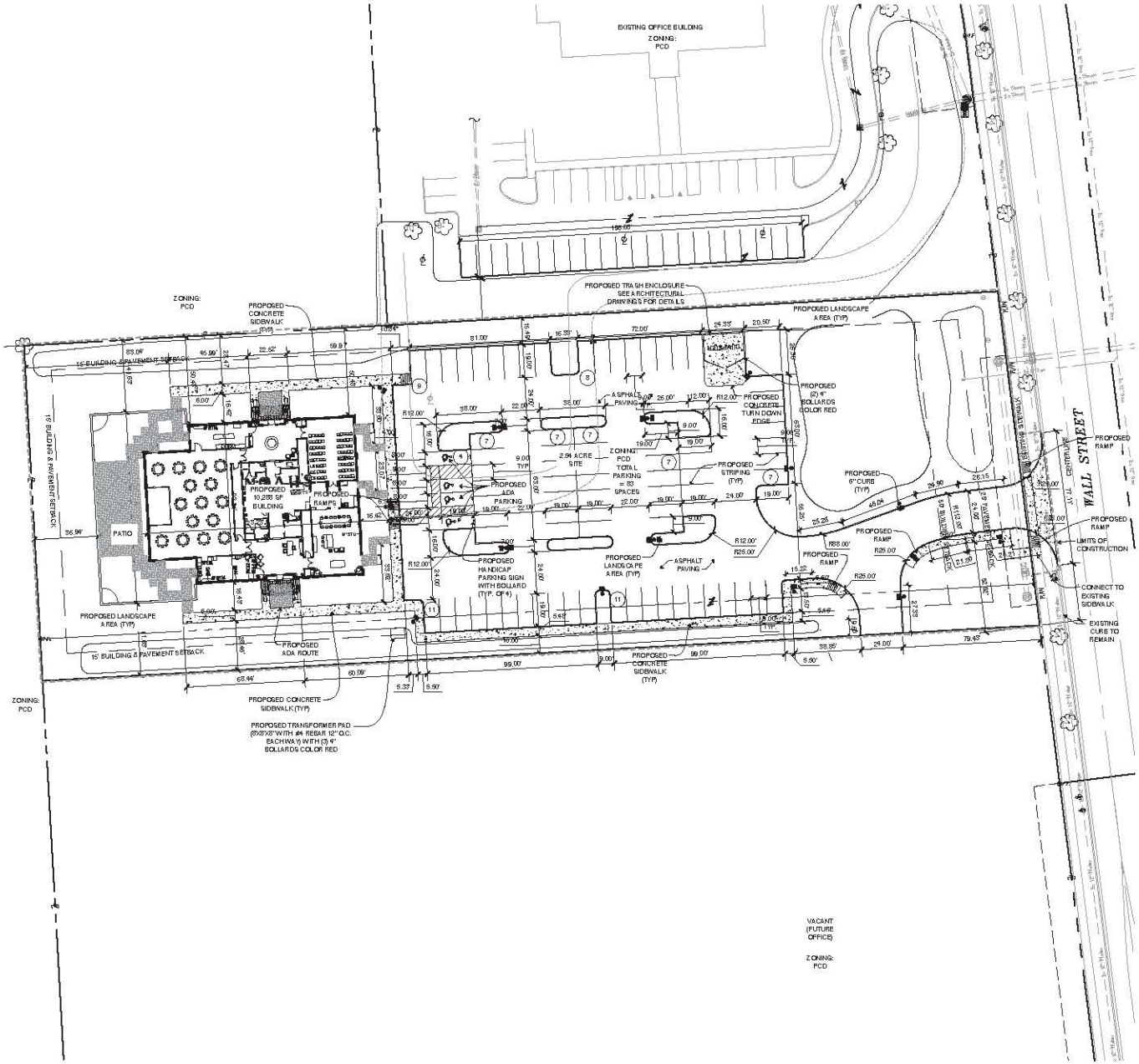
DRAWN BY - AWM
CHECKED BY - EPC

CM PROJECT NUMBER
[illegible]



SIGNATURES

APPLICANT

PLANNING AND ZONING COMMISSION SECRETARY, CITY OF DUBLIN, OHIO

DATE OF PLANNING AND ZONING COMMISSION AND CITY COUNCIL APPROVALS

0 10 20 30 60

SCALE: 1" = 30.00'

NORTH

wd

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5505 WALL STREET
DUBLIN, OHIO

REVISIONS

1	10/28/13	
2	11/14/13	

DESIGNED BY - JDS
DRAWN BY - BDF
CHECKED BY - CAW
PROTOTYPE
-
STORE NUMBER
-
WD PROJECT NUMBER
MYNOA0001

DEVELOPMENT PLAN

STORMWATER NOTES

A. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY SIZES, TYPES, AND LOCATIONS SHOWN ON PLANS. ALL UTILITY WORK SHALL BE IN COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS. NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCY FOUND BETWEEN THE FIELD CONDITIONS, THESE PLANS AND OR GOVERNING REGULATIONS.

B. ALL HDPE PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH AASHTO M 294 AND MP7-97, SUCH AS ADS N-12 SMOOTH WALL HDPE OR APPROVED EQUIVALENT. ALL DRAINAGE PIPE SHALL BE HDPE UNLESS OTHERWISE NOTED ON PLANS.

C. ALL HDPE PIPE SHALL POSSESS MALE AND FEMALE ENDS TO ALLOW OVERLAPPING GASKETED PIPE JOINTS PER AASHTO M294. GASKET MATERIAL SHALL CONFORM TO ASTM F477. ALL HDPE PIPE SHALL BE CLEARLY MARKED WITH THE FOLLOWING: MANUFACTURERS NAME, NOMINAL PIPE SIZE, AND PRODUCT/ EXTRUSION CODE.

D. ALL PIPE LENGTHS ARE APPROXIMATE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.

E. GENERAL CONTRACTOR TO MAINTAIN STORM SEWER WATER DRAINAGE THROUGH ENTIRE CONSTRUCTION PROCESS.

F. INVERTS INDICATED ON THE PLAN REGARDING THE INVERT REFERS TO THE CENTER INVERT OF THE STRUCTURE. THE CONTRACTOR SHALL ENSURE THAT A SLOPE IS PROVIDED WITHIN THE STRUCTURE TO PROMOTE POSITIVE DRAINAGE FROM THE INLET(S) TO THE OUTLET(S) OF THE STRUCTURE.

NORTH

0 15 30 60

SCALE: 1" = 30.00'

wd

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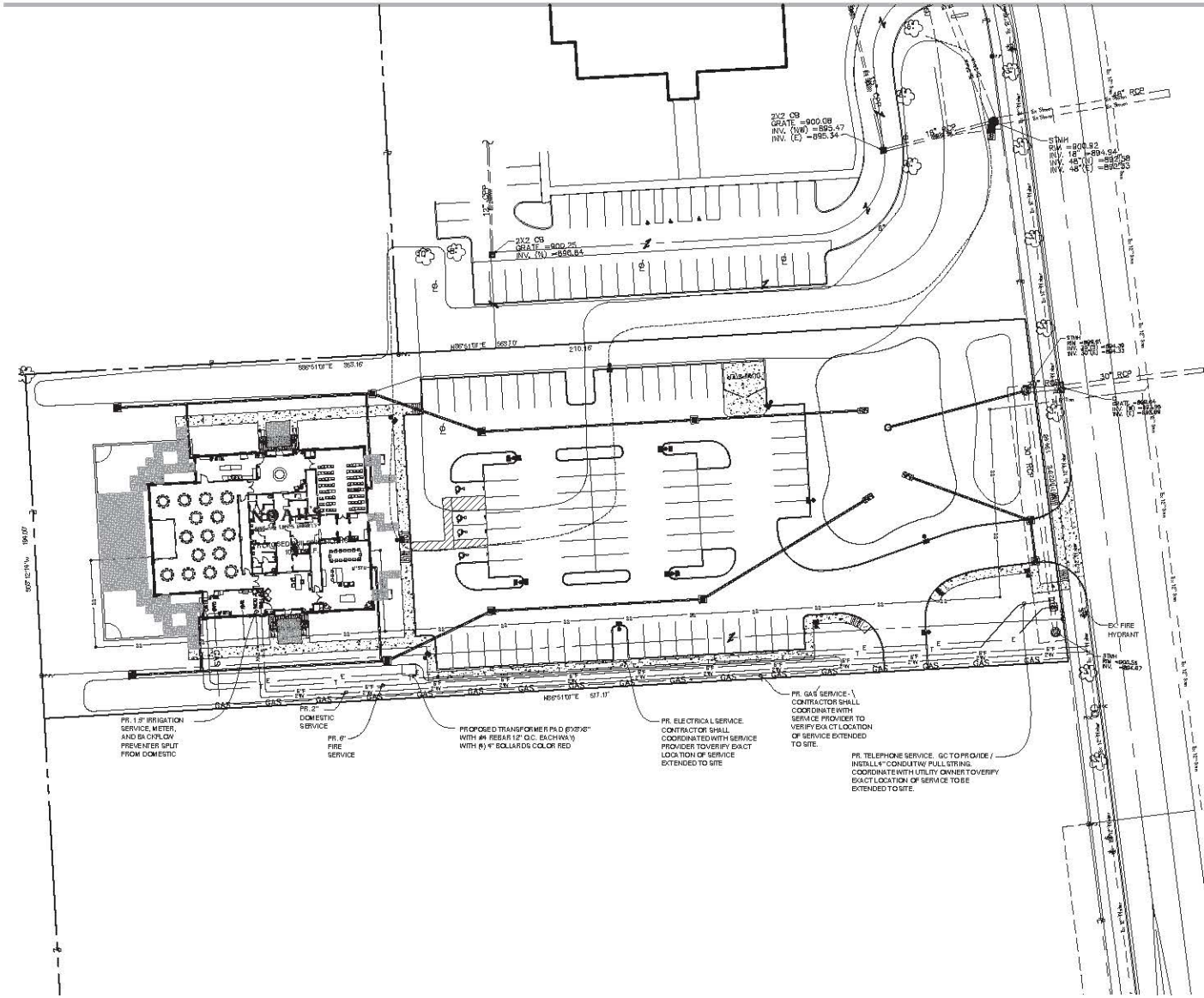
5 OF 12

SITE GRADING & DRAINAGE PLAN



UTILITY LINE LEGEND

PROPOSED GAS:	G
PROPOSED ELECTRIC:	E
PROPOSED TELEPHONE:	T
PROPOSED DOMESTIC WATER:	2"W
PROPOSED FIRE WATER:	6"F
PROPOSED METERED WATER SERVICE:	2"UWS
PROPOSED SANITARY SEWER:	SS
PROPOSED STORM SEWER:	S
PROPOSED IRRIGATION SLEEVE:	
EXISTING WATER:	Ex Water
EXISTING GAS:	Ex Gas
EXISTING TELEPHONE:	Ex Tele
EXISTING SANITARY SEWER:	Ex San
EXISTING ELECTRIC:	Ex Elec

CALL BEFORE YOU DIG !
OHIO LAW REQUIRES EXCAVATORS TO NOTIFY THE PROTECTION SERVICE AT LEAST TWO (2) BUSINESS DAYS BUT NOT MORE THAN TEN (10) CALENDAR DAYS PRIOR TO EXCAVATION
Ohio Utilities Protection Service
www.oups.org
1-800-362-2764

SCALE: 1" = 30.00'
0 10 20 30 60
NORTH

INSPECTIONS ARE REQUIRED FOR TAPS INTO EXISTING SANITARY SEWER SYSTEM AND ARE TO BE CORE-DRILLED.

WATER METER ADDRESS:
#TBD WALL STREET

wd

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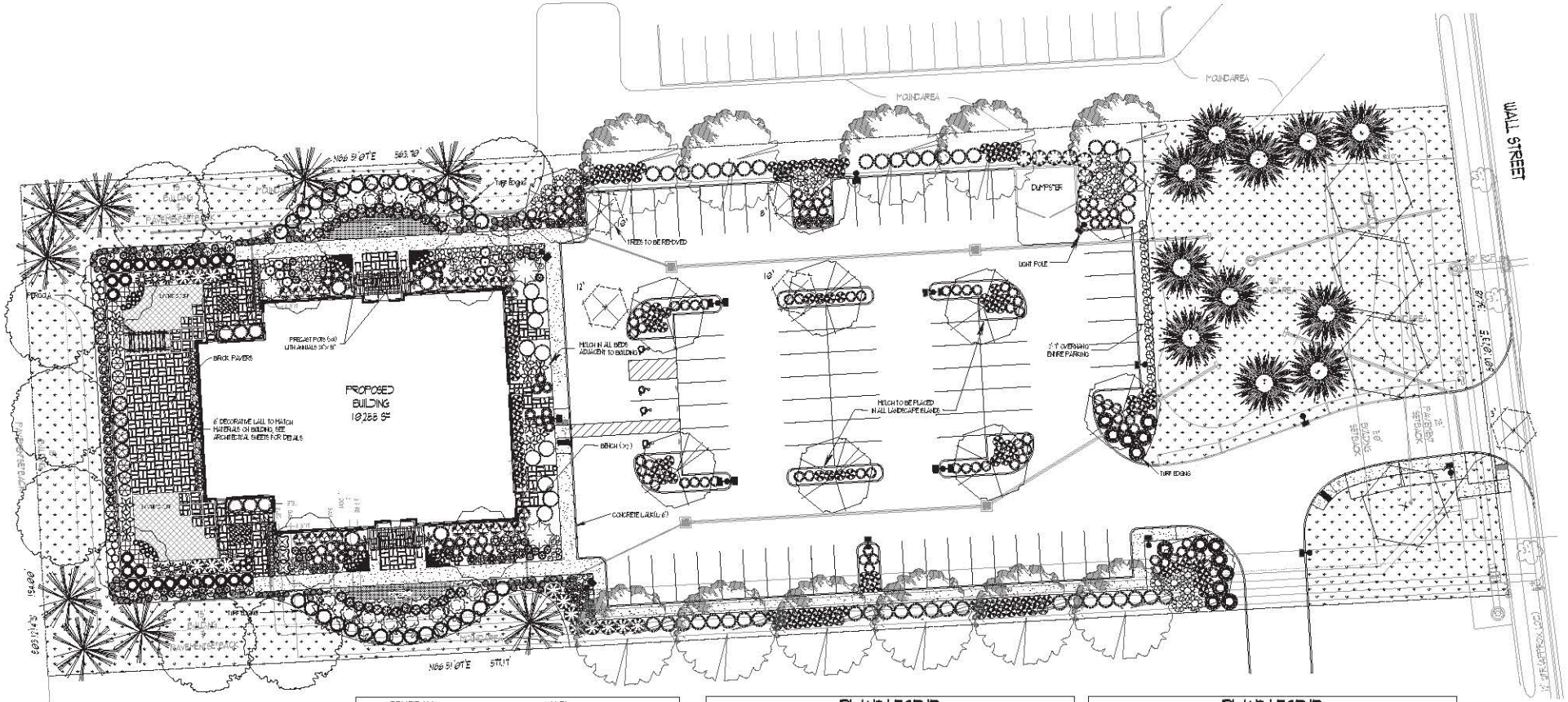
6 OF 12

SITE UTILITY PLAN



0 10 20 40

GRAPHIC SCALE: 1" = 20'-0"

DESCRIPTION	NOTES
EDGING	[illegible]
SOD TURF	[illegible]
GROUNDCOVER FLOWER MIX	[illegible]
SYNTHETIC TURF ALL TO BE REPRESENTED AS GRASS TEXTURE	[illegible]
MULCH ALL PLANTED AREAS TO RECEIVE MULCH	[illegible]
TREES TO BE REMOVED	SEE TREE SURVEY FOR ADDITIONAL INFORMATION
MULCH • DECORATIVE MULCH: SHREDDED DARK MULCH	ALL PLANTED AREAS TO RECEIVE MULCH [illegible]

NOTES:
1. SYMBOLS TAKE PRECEDENCE OVER PLANT LEGEND COUNT.
2. ALL PLANTING BEDS MUST BE SEPARATED FROM TURF AREAS BY STEEL EDGING OR EQUIVALENT.
3. ALL PLANTINGS LISTED IN THE PLANT LEGEND MUST MATCH. ANY SUBSTITUTIONS MUST BE APPROVED THROUGH THE THE OWNERS REPRESENTATIVE. ALL PLANTS MUST BE INSPECTED AT THE TIME OF DELIVERY PRIOR TO BEING PLANTED FOR IDENTIFICATION, HEALTH AND SIZE.
4. ALL PLANT CONDITIONS SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS.
5. ALL SCREEN PLANTINGS MUST BE 30" IN HEIGHT WHEN PLANTED ALONG PARKING PERIMETER.

PLANT LEGEND

COMMON NAME	BOTANICAL NAME	SIZE	QTY
FLOWER GRASS			
GRASS, VARIEGATED JAPANESE SEDGE	CAREX MORROWII 'AUREA-VARIEGATA'	1 GAL	79
FLOWER PERENNIAL			
AJUGA, BRONZE PURPLE	AJUGA	1 GAL	33
BLEEDING HEART	DICENTRA 'LUXURIANT'	1 GAL	6
CONEFLOWER, SUMMER	ECHINACEA 'SUMMER'	1 GAL	27
DAYLILY	HEMEROCALLIS	1 GAL	69
HOSTA 'FAFRIG'	HOSTA 'FAFRIG'	1 GAL	32
RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	3 GAL	18
YARROW	ACHILLEA FILIPENDULINA	EACH	3
SHRUB, DECIDUOUS			
ABELIA, GLOSSY	ABELIA GRANDIFLORA	5 GAL	22
BARBERRY, GOLDEN	BERBERIS THUNBERGII	5 GAL	15
BARBERRY, ROYAL BURGANDY	BERBERIS THUNBERGII 'GENTRY'	5 GAL	39
BEAUTYBERRY	CALLICARPA BODINIERI FERGUSON	5 GAL	14
BLUE SPIREA	CARYOPTERIS x CLANDONENSIS 'BLUE'	5 GAL	45
BURNING BUSH	EUONYMUS ALATUS	5 GAL	24
BUTTERFLY BUSH, PURPLE	BUDDLEIA DAVIDII	5 GAL	12
CINQUEFOIL BUSH, RED SUNSET	POTENTILLA FRUTICOSA 'RED SUNSET'	5 GAL	23
HYDRANGEA, BIG DADDY	HYDRANGEACEAE MACROPHYLLA 'BIG DADDY'	5 GAL	8
HYDRANGEA, OAK LEAF	HYDRANGEA QUERCIFOLIA	5 GAL	12
LILAC, CHARLES JOLY	SYRINGA VULGARIS 'CHARLES JOLY'	5 GAL	6
NINEBARK, DARTS GOLD	PHYSOCARPUS OPULIFOLIUS NTERMEDIUS	5 GAL	6
ROSE, DRIFT PEACH	ROSA DRIFT PEACH	5 GAL	8
ROSE, KNOCKOUT	ROSA 'RADRAZZ'	5 GAL	29
SPIREA, ANTHONY WATERER	SPIREA BUMALDA 'ANTHONY WATERER'	5 GAL	8
SPIREA, SNOWMOUND	SPIREA NIPPONICA	5 GAL	4
SUMMER SWEET CLETHRA	CLETHRA ALNIFOLIA	5 GAL	16
VIBURNUM, JUDD'S	VIBURNUM X JUDDII	5 GAL	3

PLANT LEGEND

COMMON NAME	BOTANICAL NAME	SIZE	QTY
SHRUB, EVERGREEN BROADLEAF			
BOXWOOD LITTLE LEAF	BUXUS MICROPHYLLA VAR. KOREANA	5 GAL	22
COTONEASTER	COTONEASTER APICULATUS	5 GAL	39
EUONYMUS, BIG LEAF WINTER CREEP	EUONYMUS FORTUNEI VEGETUS	5 GAL	4
GRAPE HOLLY, COMPACT OREGON	MAHONIA AQUIFOLIUM 'COMPACTUM'	5 GAL	28
HOLLY, BLUE BOY	ILEX x MESERVEAE 'BLUE BOY'	5 GAL	18
MOUNTAIN LAUREL	KALMIA LATIFOLIA	15 GAL	3
MOUNTAIN LAUREL, ELF	KALMIA LATIFOLIA ELF	5 GAL	13
YEW, GREEN WAVE	TAXUS CUSPIDATA 'GREEN WAVE'	15 GAL	26
SHRUB, EVERGREEN CONIFER			
ARBORVITAE, LITTLE GEM	THUJA OCCIDENTALIS 'LITTLE GEM'	5 GAL	32
ARBORVITAE, EMERALD GREEN	THUJA OCCIDENTALIS 'EMERALD GREEN'	5 GAL	7
HOLLY, NORDIC	ILEX GLABRA 'CHAMPIN'	5 GAL	11
JUNIPER, BLUE CHIP	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	5 GAL	14
SAWARA CYPRESS	CHAMAECYPARIS PISIFERA 'GOLDEN MOPS'	5 GAL	7
SPRUCE, ALBERTA DWARF GLOBE	PICEA ALBERTIANA	5 GAL	6
TREE, DECIDUOUS			
DOGWOOD, KOUSA	CORNUS KOUSA CHINENSIS	2"	2
ELM, LACEBARK	ULMUS PARVIFOLIA	2"	11
GUM, BLACK	NYSSA SYLVATICA	2"	4
MAPLE, HEDGE	ACER CAMPESTRE	3"	6
MAPLE, RED SUNset	ACER RUBRUM 'RED SUNset'	4"	3
OAK, SHUMARD	QUERCUS SHUMARDII	4"	8
SERVICEBERRY, APPLE	AMELACHIER ARBOREA	2"	8
TREE, EVERGREEN			
BALD CYPRESS	TAXODIUM DISTICHUM	4"	11
JUNIPER, CHINESE	JUNIPERUS CHINENSIS	5 GAL	4"
JUNIPER, SKYROCKET	JUNIPERUS VIRGINIANA 'SKYROCKET'	6'	4
SPRUCE, NORWAY	PICEA ABIES	6'	9

LANDSCAPE PLAN

811 Know what's below. Call before you dig.

LANDSCAPE DESIGN CONSULTANT:
NATURE & ART
LANDSCAPE ARCHITECTURE
[illegible]
[illegible]
[illegible]

DATE: SUBMITTAL INFO
9/26/13 PRELIMINARY

PROJECT ADDRESS:
5555 WALL STREET
DUBLIN, OH

LANDSCAPE PLAN FOR
NOAH'S OF DUBLIN
CITY OF DUBLIN, OHIO

CONTACT:
GUGGENHEIM REAL ESTATE PARTNERS, INC.
FRISCO, TX 75034
USA

Date: 10.28.13
Rev: 00.00.00
Project No.: 4586
Drawn By: KP
Checked By:
Scale: 1" = 20'0"

PRELIMINARY LANDSCAPE PLAN

L 1
1 OF 1

PLAT OF SURVEY FOR WALL STREET HOLDINGS

VIRGINIA MILITARY SURVEY #2542
CITY OF DUBLIN
FRANKLIN COUNTY
STATE OF OHIO

NORTH

0 25 50 100

SCALE: 1" = 50.00'

V.M.S. 2999
V.M.S. 2542

CHECKFREE CORPORATION
INST. # 199911050279220
A.P.N. 273-010BB-023-08
2.938 AC.

30' EASEMENT
PB. 85, PG. 51

CABIN IN THE WOODS, LLC
INST. # 200804140056757
A.P.N. 273-005070-00
4.265 AC.

AREA BREAKDOWN (ACRES)

TRACT (NEW)	4.958 AC. INST. # 2001062-50142042	2.802 AC. INST. # 20000030-10041125	2.374 AC. INST. # 19991119-0289558	TOTAL
	EXISTING PARCELS			
1	4.670	0.000	0.000	4.670
2	0.324	2.216	0.000	2.540
3	0.000	0.580	2.374	2.954
TOTAL	4.994 *	2.796 *	2.374 *	10.164

* AREAS SHOWN WITHIN TABLE ARE BASED ON FIELD MEASURMENTS

SITE
DELAWARE CO.
FRANKLIN CO.
PERRY
WORTHINGTON
DUBLIN

VICINITY MAP
SCALE 1" = 1 MILE

303.97' (DEED)
N 3°12'14" W, 289.86'

170.00' (DEED)
N 3°12'14" W, 194.00'

R = 1240.00'
Δ = 7°07'14"
L = 154.10'
CHD. BRG. = N 85°44'33" W
CHD. DIST. = 154.00'

R = 1250.00'
Δ = 7°37'29"
CHD. DIST. = 166.22'
(DEED)

40' 40'

265.32' (DEED)
210.54'

R = 170.00'
Δ = 90°00'00"
CHD. DIST. = 240.42'
(DEED)

243.49' (DEED)
N 86°49'26" E, 243.41'

230.00' (DEED)
N 3°11'19" W, 230.11'

R = 170.00'
Δ = 90°00'27"
L = 267.06'
CHD. BRG. = N 48°11'04" W
CHD. DIST. = 240.43'

N 86°51'07" E, 563.70'

CITY OF DUBLIN
SANITARY SEWER EASEMENT
INSTR. NO. 199709240100951

TRACT 1
4.670 ACRES

TRACT 2
2.540 ACRES

TRACT 3
2.954 ACRES

WALL STREET HOLDINGS, LLC
INST. # 20010625042042
A.P.N. 273-010699-00
4.958 AC.

WALL STREET HOLDINGS, LLC
INST. # 20000301041125
A.P.N. 273-010196-00
2.802 AC.

WALL STREET HOLDINGS, LLC
INST. # 199911190289558
A.P.N. 273-010195-00
2.374 AC.

R = 470.00'
Δ = 8°31'52"
CHD. DIST. = 18.95'
(DEED)

20' EASEMENT
PB. 85, PG. 51

R = 1250.00'
Δ = 8°31'59"
L = 186.16'
CHD. BRG. = N 72°58'59" W
CHD. DIST. = 185.99'

N 86°51'07" E, 577.17'
S 86°51'07" W, 577.17'

N 86°51'07" E, 563.70'
S 86°51'07" W, 353.16'

UTIL. EASEMENT
PB. 104, PG. 10

R = 270.00'
Δ = 86°00'05"
L = 267.06'
CHD. BRG. = S 50°10'32" E
CHD. DIST. = 368.28'

(A) S 11°19'05" W, 10.34'
10.33' (DEED)

(B) S 61°23'14" W, 45.82'
45.96' (DEED)

(C) N 33°12'44" W, 27.00'
26.99' (DEED)

(D) N 79°26'33" W, 60.10'
60.00' (DEED)

(E) S 53°54'46" W, 41.26'
26.99' (DEED)

BASIS OF BEARING

THE BEARINGS CONTAINED HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83. CONTROL FOR THE BEARINGS WAS ESTABLISHED FROM FRANKLIN COUNTY SURVEY CONTROL MONUMENTS FRANK 72 AND 3E, AS ESTABLISHED BY THE FRANKLIN COUNTY ENGINEER'S OFFICE. THE BEARING FROM FRANK 72 TO 3E IS NORTH 82° 16' 48" EAST. BEARINGS ARE SHOWN TO INDICATE ANGLES ONLY.

PERIMETER DR.
P.B. 85, PG. 51, 52, & 53

N 68°40'55" W, 113.67'
114.22' (DEED)

P.O.B.
N 11°19'05" E
10.68'

R = 470.00'
Δ = 18°29'34"
CHD. DIST. = 151.04'
(DEED)

R = 470.00'
Δ = 18°27'13"
L = 151.38'
CHD. BRG. = S 2°03'08" W
CHD. DIST. = 150.72'

R = 500.00'
Δ = 18°29'34"
L = 161.38'
CHD. BRG. = N 2°04'18" E
CHD. DIST. = 160.68'

15' EASEMENT
PB. 92, PG. 8

281.24' (DEED)
S 7°10'29" E, 256.90'

N 7°10'29" W, 256.90'
P.B. 92, PG. 8

(91.73')

T.P.O.B. TRACT 1

T.P.O.B. TRACT 2

T.P.O.B. TRACT 3

15' UTIL. EASEMENT
PB. 104, PG. 10

319.61' (DEED)
S 7°10'29" E, 194.48'

N 7°10'29" W, 194.48'

S 7°10'29" E, 149.46'

CITY OF DUBLIN
1.804 ACRES
INST. #199911190289555

WALL ST.

(F) S 82°49'31" W, 30.00'

(G) S 82°49'31" W, 30.00'

CITY OF DUBLIN
SANITARY SEWER EASEMENT
INSTR. NO. 199708140071421

MONUMENT LEGEND

I.P.S. 1 1/4" IRON PIPE FND. "BIRD & BULL"

6" TREE

I.P.S. 5/8" X 30" IRON PIN SET W/ YELLOW PLASTIC CAP STAMPED "CM TRANS 8124"

CMtransportation
7007 DISCOVERY BLVD DUBLIN, OH 43017
614.656.2424 CMTRAN.COM

P:\CIV\MP\CIVMP0642_Noon_Dublin\00001\row\sheets\Survey Plat.dgn 10/2/2013 10:09:08 AM CMT005

wd

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5505 WALL STREET
DUBLIN, OHIO

REVISIONS

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DRAWN BY - BDF
CHECKED BY - CAW
PROTOTYPE
-
STORE NUMBER
-
WD PROJECT NUMBER
MYNOA0001

9 OF 12

BUILDING ELEVATION - EAST

wd

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CHECKED BY - CAW
PROTOTYPE
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STORE NUMBER
-
WD PROJECT NUMBER
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10 OF 12

BUILDING ELEVATION - SOUTH

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BUILDING ELEVATION - NORTH

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CHECKED BY - CAW
PROTOTYPE
-
STORE NUMBER
-
WD PROJECT NUMBER
MYNOA0001

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BUILDING ELEVATION - WEST